

CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -0061

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-92
11-15-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **310 McDonough Boulevard, S.E.** be changed from the **I-1-C (Light Industrial-Conditional)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **41** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

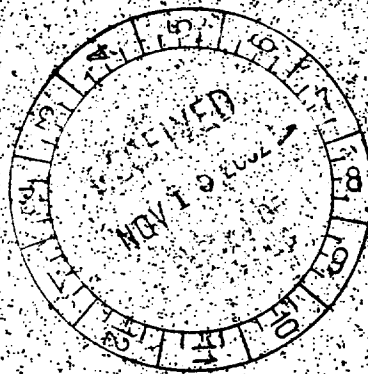
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 14th District of Fulton County, Georgia and more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northeastern side of McDonough Boulevard with the northwestern side of Grant Street (formerly Nolan Street); thence northeasterly, along the northwestern side of Grant Street, 305.0 feet to the southernmost corner of Lot 29, said subdivision; thence northwesterly along the southwestern line of said Lot 29, a distance of 179.6 feet to the northeastern corner of Lot 6, said subdivision; thence southwesterly at an interior angle of 79 degrees 12 minutes from the preceding course, 60.6 feet to an iron pin; thence southwesterly at an interior angle of 244 degrees 25 minutes from the preceding course, 202.9 feet to an iron pin on the northeasterly side of Milton Avenue; thence southeasterly, along the northeastern side of Milton Avenue 199.5 feet to the intersection of the northeastern side of Milton Avenue and the northeastern side of McDonough Boulevard; thence southeasterly along the northeastern side of McDonough Boulevard 167.8 feet to the point of beginning, being Lots 1, 2, 3 and 4, and parts of Lots 5 and 30 of the Nolan Property, a Subdivision by S. D. Thurman & Co., as per plat by J. C. Conn, C.E., dated June, 1906, and recorded in Plat Book 2, page 164, in the Office of the Clerk of the Superior Court of Fulton County, Georgia, and being property known as 310 McDonough Boulevard, S.E., according to the present system of numbering houses in the City of Atlanta, and according to a plat of survey for Atlanta Steel Erectors, Inc., prepared by Bush, Blood and Boyd, Inc., dated July 2, 1975, revised July 18, 1975.



Z-02-92